

PB# 86-67

New Windsor Business Park

4-2-15

8667 NW Business Park

8-12-87

6/19/87 O.C. dept. PUBLIC WORKS ✓

FIRE ✓

BI ✓

PBE ✓

H₂O ✓

FIRE ✓

SEWER ✓

County File No. NWT 9-87 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Daniel Rubin Co.
for a Site Plan - Office Bldg. - Temple Hill Rd.
County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

9279

Sept. 18

1987

FINED
SEWER

County File No. NWT 9-87 M

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General Receipt

9279

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of New Windsor Business Park Assoc. Sept. 18 1987
Four hundred sixty-eight and 50/100 \$ 468.50 xx DOLLARS

For Planning Board - Engineer fee \$368.50
Final Approval #100.00

FUND	CODE	AMOUNT
<u>Chk #1028</u>		<u>\$468.50</u>

By Pauline J. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

8096

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of Witchfield Architectural Group Sept. 17 1986
Twenty Five and 00/100 \$ 25.00 xx DOLLARS

For Site Plan - 86-61

FUND	CODE	AMOUNT
<u>Check #25.00</u>		
<u>#1897</u>		

By Pauline J. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Date 19 August, 1981

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

[illegible]



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

11 January 1991

TO: MICHAEL BABCOCK. BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: NEW WINDSOR BUSINESS PARK SITE PLAN
P/B NO. 86-67

This memorandum shall acknowledge that on this date I made a follow-up field review of the subject site with you to review the status of the work with respect to the approved plan and the previous site completion review made on 6 June 1989.

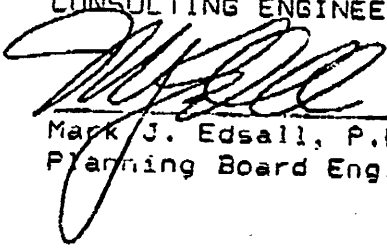
Based on my observations, it is my opinion that the site now substantially complies with the approved plan.

As such, the site plan bond posted by the applicant in the amount of \$ 6500.00 can be released in full.

If you have any further questions, please do not hesitate to call me.

Respectfully submitted,

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS. P.C.



Mark J. Edsall, P.E.
Planning Board Engineer

cc: Larry Reis, Comptroller



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM FOR RECORD

TO: TOWN OF NEW WINDSOR PLANNING BOARD
BUILDING INSPECTOR, MICHAEL BABCOCK
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: NEW BUSINESS PARK SITE PLAN (86-67);
SITE PLAN COMPLETION REVIEW
DATE: 12 JUNE 1989

This memorandum will confirm that on 6 June 1989 the undersigned and Building Inspector Michael Babcock made a field walk of the subject project to determine the completion status of the site plan work. Based on same, certain items of work were observed as being non-completed and the following estimate is hereby provided for the purpose of establishing a site bond:

<u>Item</u>	<u>Amount</u>
Completion of 12' wide loop road at south easterly side of project	\$1500.00
Installation of two catch basins to interconnect drainage along westerly property, to State drainage piping	\$4000.00
Drainage piping associated with above	\$ 875.00
Completion of striping at handicapped parking spaces	<u>\$ 125.00</u>
TOTAL RECOMMENDED BOND AMOUNT	\$6500.00

MEMORANDUM FOR RECORD

TO: TOWN OF NEW WINDSOR PLANNING BOARD
BUILDING INSPECTOR, MICHAEL BABCOCK
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: NEW BUSINESS PARK SITE PLAN (86-67);
SITE PLAN COMPLETION REVIEW
DATE: 12 JUNE 1989

-2-

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEemj

planning



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

86-67

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

NEW WINDSOR BUSINESS PARK

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 August 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

This site plan is approved, provided the 25 foot wide temporary roadway is established and there are three (3) entrances to the building.

SIGNED:

Richard Hotaling
CHAIRMAN



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

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86-67

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SIGNED: Richard F. Hickey

CHAIRMAN

to and a question regarding protection of the downstream culverts from siltation during construction, since it is a critical drainage path and I don't want to see that get locked up. Two items which aren't on this list which should be brought up, 1 we are ready for final approval is the subdivision of a public improvements bonding estimate and preparing the descriptions of the dedications of what properties are going to be given to the Town or dedicated to the Town.

Mr. Zimmerman: Regarding the comments, not to belabor the issue because we can't take care of them tonight, however, regarding the flood plain that runs through the property that all along we did address that issue and we did provide the necessary easement regarding the evaluations. I can naturally discuss that with Mr. Edsall to satisfy his concerns that. Regarding the other issues in terms of the easements and descriptions, well, now that I have this information, we can get that together and provide it to him for his information and come back to the Board.

Mr. Scheible: I don't think we can really go ahead with any type of vote here tonight either yes or no unless these maps have been cleared up, maybe if your office were to get in touch with Mark and get these, you know, few items here resolved before we can, we cannot go through with a vote here tonight since these items have been brought up here tonight. I am sure he can understand that. Just as you said, rather than belabor, I will use your expression, rather than belabor this proposal here today any further, I think you should clear up some of the points that Mr. Edsall has brought up and we will put you on or when you are ready to get in touch with our secretary and we'll put you on the next available agenda.

Mr. Zimmerman: Ok, thank you.

Mr. Reynolds: You will be submitting a new plan, revised plan.

Mr. Scheible: It is going to be revised with all the notes attached.

Mr. Zimmerman: The revisions will be relatively minimal. When I get a chance to discuss them with Mr. Edsall, we will be back with another plan if we have to.

NEW WINDSOR BUSINESS PARK SITE PLAN

Mr. Scheible: I see we have a representative from New Windsor Business Park with us. We will put the New Windsor Park Site Plan next represented by--

Mr. Tom Abalama: I am here representing this proposal.

Mr. Scheible: Tom and I have had a couple of discussions over the last few days here regarding this plan as a temporary road that is going to be in there which doesn't have a DOT approval, gentlemen. That is the stumbling block at this point.

Mr. Rones: The new access road.

Mr. Mc Carville: They have the other existing access entrance to it though. Approved and ready by DOT.

Mr. Abalama: Right, that's, let me explain the situation. What happened was that we are planning on providing this access road to this lot here. But in order to avoid the approvals from the DOT, we decided that we can bypass that stumbling block because it may take weeks to get the approval. We decided to create an interior loop which is highlighted here. Which is needed for the fire truck to go around the building. But then the fire inspector said that he would like to see the area where we show the access from Temple Hill Road to the lot as being a temporary road. We showed it, then finally yesterday we hear that it needs a temporary road work permit from the DOT. But of course, in our plans, we don't, we are not planning on putting any curbs in right now, we are just putting gravel, just for a fire truck to get out to Temple Hill Road. We will keep it as plain as it is.

Mr. Mc Carville: What is going to prevent that temporary road to be used other than by emergency vehicles.

Mr. Abalama: We will put the sign there.

Mr. Babcock: Actually the way it works is not construction in the DOT right of way should be undertaken until they have the highway work permit. Whether it has shale, curbs, whatever. That's what you run into. If you get a referral back from the Department of Transportation that they want you to change the radius or they want you to move it down 50 feet or whatever it is, if you do comply with these three or four things, they will have no problem giving you a DOT work permit. That memo goes to the Planning Board. They can approve your site plan. Then before you get a building permit from me, I have to have the DOT work permit. It's got to be submitted to me before I can give you a building permit to start construction.

Mr. Abalama: Right, but's its only a very, very superficial type of a road, where it doesn't--

Mr. Scheible: I feel bad, because this, the applicant has been in time after time after time. We have seen him so many times I don't think it is really his fault. I think Mr. Witfield's office has sort of slipped up herein not obtaining the DOT permit that's necessary.

Mr. Mc Carville: It wasn't necessary until the fire department reviewed this. At what point did they review it?

Mr. Scheible: That's what I was going to ask.

Mr. Abalama: Well, the fire inspector was on vacation last week. We didn't hear from him until I think Mr. Edsall heard from him yesterday or the day before. That's when I knew about the requirement for the DOT and by then--

Mr. Mc Carville: I think in theory I know the Board, I know the plans are, as far as I am concerned, sound and I think that we approve it and I recommend to them subject to them obtaining the DOT permit for any work done on that easement prior to Mike issuing a permit for it, a building permit.

Mr. Babcock: One thing that I think that you should suggest is that if DOT decides to either move the location of the temporary road or whatever, when he has a final site plan approval he will have to resubmit a new plan for the site plan approval all over again. He will have to start all over, if they change

the location, if they change the parking, which could change numerous things. Just a reminder with Stewart Liner, remember what happened with them, after they got the approval, the DOT said we don't even want your building there. We want the building pushed back.

Mr. Mc Carville: Basically there is an access to the property. The fire department is saying they want an emergency access through this and it's a catch 22 because they can't work it out until DOT says.

Mr. Babcock: That came at a later time.

Mr. Scheible: This is the same outlet that the Town intends on making their road. Did the Town ever get in touch with DOT throughout this procedure?

Mr. Edsall: Has the agreement been complete as far as with the Town?

Mr. Miller: The agreement right now is on the shelf.

Mr. Edsall: A couple of points for clarification for the Board. The DOT does not recognize the word temporary. There is no such thing. That's number 1. Number 2, any access whatsoever or any work as Mike said, any work in their right of way has to have their approval. As far as the Board acting on it, giving approval, subject to whatever manner they wish, I spoke with Jeff Wickerie's office in Poughkeepsie, his assistant and her name is Debbie Fayot, she told me that they prefer having the opportunity to make comments before you take final approval, but obviously did you make restrictions as far as prohibiting the start of construction, it would be a safeguard and they don't have a written policy that would prohibit you from giving approval. They just prefer that you be cautious. So subject to approval as long as we are careful to make sure that they don't undertake construction while we verify that the DOT accepts the layout, it would not be a problem with the DOT.

Mr. Miller: I would just like you to know, I don't know if you know, I own the property on the other side of row 2 as of this coming Friday at 3:00. So even if they ask me to move it over ten or fifteen feet for the radius purpose, it wouldn't be a problem.

Mr. Edsall: Would they move it towards your building and it upsets your parking then it would be an alteration in the site plan.

Mr. Miller: Then it wouldn't. Looking at the way it is on there now, I don't see why they would put it on such an angle. It wouldn't make any sense.

Mr. Mc Carville: I feel that this applicant has come as you said, Mr. Chairman, repeatedly. I think that the Board has set a good record of watching out and taking into consideration the fire prevention bureau, what they have to say, but they certainly have suitable access to get into this facility. I think we ought to just look at it as just being a future road as is on the map.

Mr. Miller: The building is a free standing building. I don't think there is any flammable material that is going to be used. Mostly, I am not guaranteeing, mostly it will be sprinkled. It seems to put this whole thing on the side after all this time because of that access road and they still have plenty of access to the this building.

Mr. Mc Carville: I think by the State law it has to be sprinkled.

Mr. Abalama: Not this size building.

Mr. Jones: This man hasn't disagreed to anything. He agreed to do anything we wanted him to do. If we asked him to go out in the road and stand on his head, he would have done. I don't think we have to punish him any further.

Mr. Babcock: Let me know just for clarification, one thing. I am not actually looking to hold this gentleman up for site plan approval. What I am trying to say is that if he gets site plan approval tonight, if DOT makes any changes in anything, he will no longer have site plan approval. He will have to come back. He is showing a proposed entrance for whatever is over there.

Mr. Mc Carville: Future road.

Mr. Babcock: Right, the future road.

Mr. Scheible: I don't know why, that the future road that was in the future plans of the Town and so forth to put that road in there. He was complying with that, he was just setting up the procedures, you know, for that. But he already has, he owns the piece of property. He has an entrance off of 300. So I think he has complied with all that he needs right now.

Mr. Mc Carville: We asked him to show future road on here, whether or not it has DOT approval, it's irrelevant to either of these plans.

Mr. Edsall: If you make him require that road, to be put in at this time, then it opens up the DOT problem.

Mr. Scheible: You bought the other piece across the street here?

Mr. Miller: Across the other side of the future road. Yes.

Mr. Babcock: If you recall what happened with Stewart Liner, he has an existing entrance, the whole works. But what he needed was DOT work permit to do it. DOT went in there, they contacted me. Said wait a minute. First of all, the building has got to be pushed back because there is not enough frontage. The gentleman got his site plan approval. He went through everything. He had to start all over again and relocate his building to suite them. Everything else. I am not saying that this should not, I am not disagreeing with this plan. I talked to them today, they told me there is a four month backlog for a work permit.

Mr. Miller: I am not building, is that what we are saying?

Mr. Babcock: Well, if the situation is that it's decided that it doesn't need the access road and he has an existing curb cut.

Mr. Scheible: He has one now.

Mr. Babcock: He can start construction as soon as he satisfies the building permit.

Mr. Scheible: He has this existing curb cut and since he owns this piece of

property, that's part of the plan, that's part of the site plan, I don't see any problem with it not progressing here.

Mr. Edsall: The only thing I suggest is that you make it clear that the temporary road would not be part of the approval.

Mr. Mc Carville: It is temporary one way 12 foot pavement as part of this construction which doesn't enter onto the DOT property. It's an interior temporary road.

Mr. Edsall: Note, temporary road to be constructed for fire apparatus that shows the road, the temporary road.

Mr. Scheible: You've got a different map.

Mr. Edsall: These are the new ones, it shows the temporary road going onto the highway.

Mr. Scheible: I've got 6/16.

Mr. Edsall: I've got 7/15.

Mr. Scheible: You have future, you are saying both future and temporary are the same?

Mr. Schiefer: Separate versions of the map.

Mr. Scheible: It says temporary here and it says future here.

Mr. Roncs: No, because here he is talking about this, temporary one way.

Mr. Scheible: You're right, so there is really no difference.

Mr. Reyns: I would like to ask some questions. Number 1, what are the fire coordinator's opinion of this existing entrance, Mr. Engineer? What is the fire coordinator's opinion of that existing entrance?

Mr. Edsall: Evidently they feel they need two accesses for proper protection.

Mr. Reyns: They feel that this is not adequate, then on this plan just to have the one?

Mr. Edsall: I wouldn't say it that way. I would say that it is probably their opinion that two would be better.

Mr. Reyns: But we are talking about approval. Can we approve this?

Mr. Scheible: They gave us an approval. I saw it a little while ago.

Mr. Edsall: Their approval, to my understanding, was based on both accesses being put in. I will make a suggestion to the Board they may feel is worthwhile. That if you approve it, maybe you can require they put the temporary road in. Once we get DOT approval and proceed at his own risk.

Mr. Reyns: One more question, if we do not approve or if we do approve this

tonight, you cannot issue a building permit tomorrow to have this man start because you don't have DOT approval, is that correct?

Mr. Babcock: What he has to do is if he changes his plans to say future, ok, instead of temporary road now.

Mr. Scheible: It does.

Mr. Edsall: It says that a temporary road will be constructed at this time. That's what it is basically.

Mr. Rones: It is a temporary one way 12 foot wide pavement.

Mr. Edsall: I am familiar with the situation because I reviewed all the versions of the map. What I am telling you is that the 7/15 map which is to my knowledge unless Tom pulls out another one, the later map. If you do approve this map as you require DOT approval because be it temporary or permanent road---

Mr. Rones: As long as the temporary road is to be constructed for fire apparatus entrance, base only, no paving. If that note is removed.

Mr. Edsall: Removed, not only can you give approval with the DOT considerations, he could also get a building permit because he has an existing access to his property.

Mr. Miller: I will be glad to take it off.

Mr. Babcock: The fire bureau wants it there.

Mr. Jones: This temporary road they are talking about, it wouldn't be any good until the Town Hall addition and that road gets put in, otherwise they are going into a dead end road. We are arguing about a dead end road.

Mr. Babcock: The fire bureau wants it for protection of the building. They want it for an entrance to the building.

Mr. Edsall: How long is it going to take you if you got a building permit tomorrow and if you build it and you have occupancy?

Mr. Miller: Approximately six to eight months.

Mr. Edsall: If it is going to take four months to get a temporary access, he can have that in all likelihood prior to any tenants occupying the building. So if you approve this 7/15, the question is does the Board feel the single access is satisfactory during the construction. If you do, you could approve the 7/15 plan with that additional road being deleted.

Mr. Schiefer: Approve the site plan the way it is and--

Mr. Mc Carville: Not the way it is you have to have the temporary road.

Mr. Schiefer: Move that future out.

Mr. Scheible: This one we approve.

Mr. Schiefer: Change the temporary to future road, approve the site plan and he give it the C.O. until he gets the other access, that's what you said.

Mr. Edsall: I would just like it noted that the applicant is proceeding at his own risk without DOT approval for that access and I would say you should require him to pursue that access since the fire prevention bureau wants it and that way you could proceed.

Mr. Schiefer: I will make the motion but it is going to be a long complicated one.

Mr. Reyns: Before we go into the motion, how are we assured that we are going to have that temporary road, no question about your credibility, I am just saying suppose something happens to your corporation, somebody else takes over, how are we assured that we are going to have that road? Do we need a bond?

Mr. Schiefer: Do we have to have the road? We have an access and we have a fire approval. Why do we need it?

Mr. Edsall: I can answer. It can be guaranteed by the fact that the Town is requiring bonds for performance bonds for completion of site plan work. So we could work that out towards the end of the project.

Mr. Reyns: I think that would be a better way of working that out.

Mr. Edsall: Standard policy. When a site plan is not completed, we require a bond for non-complete work. If you note that that's a requirement in the future, prior to occupying the building that the temporary road be put in, we will do that in our bonding.

Mr. Babcock: What I think we are saying it's got to be in or he doesn't get a C.O.

Mr. Reyns: I make a motion that we approve this.

Mr. Schiefer: The motion is already made, we are just trying to figure out how to word it. Do you want to second it?

Mr. Reyns: I will second it.

Mr. Schiefer: I would like someone to read the motion that I made because I am not quite sure what I said. The word temporary comes off, the map we stamp the word temporary doesn't appear. That has to be future because otherwise we have a problem with the DOT. That word comes off. No improvements in the DOT right of way until we get a DOT building permit. No C.O. will be issued until he complies with this. That access, it has to be, that future road has to be in for fire department protection. Based on those qualifications, I think we can go with it.

Mr. Edsall: You might want to throw in that he will proceed with the construction at his own risk based on whatever the DOT is going to require.

Mr. Schiefer: I agree to that.

Mr. Miller: I think what you meant not the future but a temporary future road.

Mr. Schiefer: The only thing I don't want is to use temporary.

Mr. Miller: If the Town Hall gets together and decides to go ahead, I am not going to put in a full road and then pull it all up to put in sewer and water.

Mr. Schiefer: The only reason I avoid temporary is because DOT comes down on us.

Mr. Babcock: Future fire truck access.

Mr. Edsall: They don't want you to make it temporary, they want a permit even for temporary.

Mr. Miller: Ok, I will call it temporary.

Mr. Jones: That means that he has got to make application to DOT.

Mr. Schiefer: Yes, but it gives him, you can get started now.

Mr. Miller: It means I can go ahead and build and come back.

Mr. Schiefer: When you finish this project, would you say is 8 months, you ought to be able to get DOT approval, however, that is at your own risk. If they tell you you have to put it somewhere else, and you have to move things around, that's going to be at your own risk, recognize that now. Then I have no problem with it. That word temporary is in there, that's got to go.

Mr. Roncs: He has to take that out.

Mr. Schiefer: The map is fine but change the word to future.

Mr. Scheible: We have a motion and seconded on the floor that the site plan of the New Windsor Business Park be approved. Are there any further comments?

Mr. Reyns: Only one, I didn't hear them motion that we were going to do anything about that bond.

Mr. Edsall: That's standard policy.

Mr. Reyns: It does not have to be in there?

Mr. Edsall: It doesn't have to be in there.

Mr. Jones: Is the bond agreeable to you?

Mr. Miller: Yes.

Mr. Scheible: No further discussion, roll call.

MR. MC CARVILLE
MR. REYNS
MR. LANDER
MR. JONES
MR. SCHIEFER
MR. SCHEIBLE

AYE
AYE
AYE
AYE
AYE
AYE
AYE

Mr. Reynolds: I don't think that he should be applying this right here.

Mr. Edsall: What I am going to be looking for not in the case of this particular site plan but in the future is a clarification from the Town attorney if they are going to allow anybody to put improvements over easements. It may occur on future submittals the Town will say no you are not allowed to put blacktop over an easement unless you take the responsibility.

Mr. Reynolds: I make a motion this Planning Board approve the New Windsor Carburetor Site Plan (86-42A)." Seconded by Mr. Jones.

ROLL CALL:	MR. REYNS	AYE
	MR. JONES	AYE
	MR. VAN LEEUWEN	AYE
	MR. SCHIEFER	AYE

Mr. Jones: "That the Planning Board of the Town of New Windsor approve the special permit to New Windsor Carburetor for the repair shop and the proposed retail store for five years from this date in conjunction with the term of the lease from the New York Telephone Company." Seconded by Mr. Reynolds.

Mr. Van Leeuwen: I don't see the flag pole.

Mr. Reynolds: With the drive going in there I don't think it needs a flag they never had one on there anyway.

ROLL CALL:	MR. REYNS	AYE
	MR. JONES	AYE
	MR. VAN LEEUWEN	AYE
	MR. SCHIEFER	AYE

NEW WINDSOR BUSINESS PARK SITE PLAN -(86- 67)

Mr. Miller came before the Board.

Mr. Schiefer: I hear that at 1:00 this afternoon there was a change of plans submitted to Mr. Edsall's office if that is the case, I don't see how this Board can take any action on this at all. We haven't had a chance to review it or anything if you are going to submit the changes six hours before the Board meets, we have not seen them. I don't see how we can take any action.

Mr. Miller: The questions we responded to on the plan as far as the plans are concerned are minor in detail we just answered Mark's questions of last meeting. Why you just got them today I can't answer that.

Mr. Schiefer: It is difficult to make an intelligent decision when we haven't seen them.

Mr. Miller: The changes were a reaction to Mark's comments of last meeting. The biggest problem was meeting with the Fire Agency last night which Don did and told me everything was Ok as far as the needs were concerned.

Mr. Edsall: I am not going to make a review for this Board at the meeting. We require every other applicant if the Board wants to approve subject to my review that is fine. But it is not fair to our firm as well as every other applicant.

Mr. Schieble: It is Mr. Witfield's fault in this case.

Mr. Van Leeuwen: This is a business it is good for the Town and in this case I think we should give it subject to.

Mr. Reyns: How do you know it is right?

Mr. Miller: I can appreciate the problem that now exists and all I can ask is that I please be on the agenda for the next meeting.

Mr. Schiefer: Thank you for understanding our position.

GOODWIN SUBDIVISION (87-15)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: We are proposing a three lot minor subdivision on Lake Road with Town sewers, individual wells. Again this is a subdivision that was turned down as a four lot subdivision about a year and a half, two years ago. We are proposing now three lots, two lots sit down the hill towards the road and one up on the hill which is what the owner is proposing for her own dwelling purposes and the Board was going to take a look at it.

Mr. Reyns: And we did.

Mr. Jones: And we have suggestions with the drives our suggestion is come off here with your own private road right across the front where you can go up to the lots from your own road. Instead of coming out three drives on Lake Road.

Mr. Kennedy: One coming over the corner and going across the front.

Mr. Kennedy: We discussed that possibility last time when we were here with Ramano what the problem was what criteria would you make us build the private road to you are enforcing private road with 2 acre lots on a private road, can you allow us to do that? We had brought it up last time. That is no problem if you will allow us to do that, that isn't really a big problem.

Mr. Van Leeuwen: Romano did not want to do it. We'd like to see a private road in the area of lot number 1 to service number 2 and 3. That way you have one drive coming off the steep hill that would also, what we are afraid of or what I am afraid of is that a car comes out of here and he can't stop he will slide out onto the road that is my concern.

Mr. Kennedy: To put in a private road to these three lots, say we came off this corner you follow the contours right across that and that makes a relatively flat spot across the private road again we'd still have I assume we will have all these all the way through and what criteria for actual private road that is correct? It is not a typical road to be dedicated to the Town.

Mr. Mc Carville: Call it a common driveway.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: **New Windsor Business Park Site Plan**
(Development of Parcel No. 2).
PROJECT LOCATION: East Side of Temple Hill (Freedom) Road
NW #: 86-67
22 July 1987

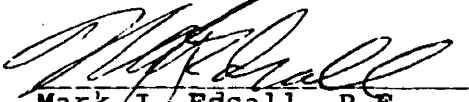
1. The Applicant has submitted a Site Plan for review which includes the development of a one-story office building and associated site improvements.
2. The Plan was most recently reviewed at the 8 July 1987 Planning Board Meeting.
3. Review comments from the Fire Prevention Bureau should be noted.
4. What is understood to be a revised plan was received by our office on 20 July 1987. This Plan bears no date nor any revision identification. This Plan, as submitted, remains unacceptable for the following reasons, which were previously brought to the Applicant's Representative's attention:
 - a. All references regarding responsibility for work off site have not been removed from the Plan.
 - b. No provision has been made on Site for refuse storage.
 - c. No easement has been indicated on the Plan to the benefit of the Town of New Windsor for the sanitary line crossing the southern corner of the property.
 - d. The Plan continues to show work within the New York State Department of Transportation right-of-way which would require DOT approval and a Highway Work Permit.
 - e. The Plan does not identify the Applicant's name and address.
 - f. The Plan does not bear the professional preparer's original signature and stamp.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: New Windsor Business Park Site Plan
(Development of Parcel No. 2).
PROJECT LOCATION: East Side of Temple Hill (Freedom) Road
NW #: 86-67
22 July 1987

5. Inasmuch as the items listed above have not been addressed on the Plan latest received, a complete final review of the Plan was not made. The Plan, as currently submitted is unacceptable for approval from an Engineering Standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: New Windsor Business Park
(Development of Parcel 2)
PROJECT LOCATION: East side of Temple Hill (Freedom) Road
NW #: 86-67
8 July 1987

1). The Applicant has submitted a Site Plan for review which includes the development of a one-story office building and associated site improvements. A previous version of the site development was reviewed at the 25 March 1987 Planning Board Meeting and versions of this Plan were reviewed at the 27 May 1987 and 10 June 1987 Planning Board Meetings.

2). It is again being made clear that this Site Plan is being reviewed for on-site information only; all information regarding construction of the new Town road along the easterly side of the site being subject to the Agreement being executed between the Owner and the Town of New Windsor. All references regarding responsibility for work off site should be removed from this Plan.

3). As noted on the previous set of review comments, an enclosed area on the site for refuse storage should be shown.

4). As indicated on the previous set of review comments, should the sanitary sewer main cross the site in the southern corner (as shown on the Plan) the Applicant should indicate that they intend to grant the Town of New Windsor easement for same. In addition, responsibility for repairs and/or maintenance of surface improvements should be fully the responsibility of the property owner.

5). As noted on the previous set of review comments, reference is again made to that work shown as being performed within the DOT right-of-way for Route 300. Prior to Final Approval from the Planning Board, DOT approval and a Highway Work Permit will be required.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

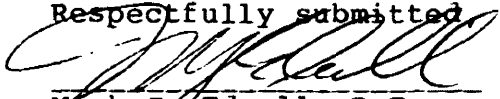
PROJECT NAME: New Windsor Business Park
(Development of Parcel 2)
PROJECT LOCATION: East side of Temple Hill (Freedom) Road
NW #: 86-67
8 July 1987
Sheet 2

7). As noted on the previous set of review comments, the Plan should clearly identify the Applicant's name and address and should bare the professional preparer's original signature and stamp.

8). It is understood that the Plan has been submitted to the Orange County Department of Planning and comments from such Department should be considered prior to approval.

9). Due to the numerous items listed above, the Plan, as currently submitted, is unacceptable for approval from and Engineering Standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

Mr. Edsall: It is a subdivision not a site plan. It has to be a separate plan.

Mr. Reyns: The question is could or would we have any objection to this being subdivided. He's going to have to come back with a subdivision map and then come back with another site plan so what is he is asking us tonight is there any reason we have an objection or do we have any objection to this?

Mr. Mc Carville: Isn't there a rule that says when you subdivide you can't resubdivide for a period of three years?

Mr. Kennedy: We can't come in with another minor but we can come in with a major.

Mr. Van Leeuwen: What are the future plans for this?

Mr. Kennedy: To come over Erie with a cul-de-sac and take off the residential lots single family homes.

Mr. Mc Carville: I'd rather see the building down.

Mr. Mc Carville: It is not really a suitable business location because of the Erie traffic congestion here the consideration should be given to eliminating the building entirely.

Mr. Kennedy: I don't know whether they will come back with anything similar to the Sentinal but they do have a variance to use the building, the variance is good for a year.

Mr. Mc Carville: Who got the variance?

Mr. Kennedy: Everett Smith.

Mr. Van Leeuwen: I think we ought to go down and look at it.

Mr. Mc Carville: My feeling is if it is going to go residential it ought to go residential all the way.

Mr. Van Leeuwen: I think to see the building refurbished before you start to do the subdivision work, if it isn't demolished.

Mr. Kennedy: Thank you.

~~NEW HINCHMAN ROAD PROJECT - 200-100-657~~

Mr. Don Witfield came before the Board along with Mr. Miller representing this proposal.

Mr. Reyns: What date was this submitted?

Mr. Witfield: It was submitted 6/16/87. This is a copy of it and where you can all see it the only difference is that we are connecting the loop here on the half of the right of way since the other half is not part of this right now. We have added a flag pole and we have met with the State DOT and have approvals on both connections in the future and this one presently. Other than that I think

it is the same we discussed last time.

Mr. Mc Carville: How about the dumpster refuse site that is going to be fenced? Wasn't that one of our comments last time?

Mr. Witfield: I am seeing this for the first time. The approval has been granted with one exit at this point with this loop.

Mr. Mc Carville: When you have a building like this where does the UPS man park? Try to get into one of these spaces?

Mr. Witfield: Yes, usually.

Mr. Van Leeuwen: You have the handicapped spaces?

Mr. Witfield: Yes. This is the same map, the only difference is the connection, everything else is exactly the same. That has all been reviewed. the maps were submitted to go to the County Planning Board was that done?

Mr. Edsall: I haven't seen anything back from them.

Mr. Lander: What do we have from Fire?

Mr. Scheible: It is approved on October 23, 1986.

Mr. Reynolds: This will be a nice addition to the area if we can get the front part the shrubbery and such.

Mr. Witfield: There is a plan for that here. Because the subdivision I don't believe was approved before pending the approval of this road agreement now that this is going to be held up for a while and we don't need that we don't have to dedicate that it really doesn't need to be a subdivision now.

Mr. Scheible: You want to put the building on one entire lot?

Mr. Witfield: It was lot line change and the Planning Board said it should be a subdivision so that we could take the strip, we are still going to show the strip and it will be dedicated but at such time all paperwork is in the Town's hands are tied they are just saying they are not sure of their timing because there is some time commitment involved in that since it is not necessary for the site plan subdivision approval can be granted because it is a lot line change and there is no subdivision at this time.

Mr. Reynolds: I see no problem.

Mr. Witfield: It was only waiting for a signed agreement and it is all there we had a meeting with the Town Board and they say the agreement is all right they just want to wait on the completion dates.

Mr. Scheible: That could be who knows when. We approve it subject to the acceptance of the Town. You can just go ahead and sign it. The worst thing that can happen what if he disagrees.

Mr. Edsall: The worst thing that can happen is that the Town doesn't take what has been offered to them once he has filed it and it has been approved he's

committed himself to dedicating it.

Mr. Witfield: The Town doesn't want to sign it until they got completion dates of the Town Hall.

Mr. Babcock: It says hold for signature pending agreement with Town dedication.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor approve the New Windsor Business Park Site plans.

Mr. Reyns: I'd like to ask the councilor this item I know before we stamp this subdivision map do we have to go through anything else we have we want to make sure that when we are doing this we are not doing something that we are not supposed to be doing. We have a map that hasn't been stamped it has been waiting for subject to now the subject to was the road dedication by the Town which is what we have decided.

Mr. Mc Carville: It wasn't the actual dedication, I thought it was the paperwork.

Mr. Rones: It was the agreement with the Town so that is going to take that long so we can't wait for it, are we ok by just going ahead and having this stamped then?

Mr. Rones: Make a motion setting it forth on the record that you are omitting that condition to the approval of the subdivision.

Mr. Van Leeuwen: If we omit that part of the dedication that means he never has to dedicate that.

Mr. Rones: It is on the plan that it is going to be dedicated.

Mr. Reyns: "That the Planning Board of the Town of New Windsor remove as a condition to the approval of the subdivision plan of New Windsor Business Park Site Plan the agreement between the subdivider and the Town of New Windsor for the completion of the road shown on the plan on the strip deeded to the Town." Seconded by Mr. Schiefer and approved by the Board.

ROLL CALL	MR. VAN LEEUWEN	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. REYNS	AYE
	MR. JONES	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

Mr. Edsall: I don't feel it is appropriate that the Board approve a plan that has five outstanding comments and the plan was approved a year ago which we know wasn't a current plan. It was approved on the 23rd of September, 1986. There have been a number of changes and I don't feel it is prudent to approve it until they have current plan and I have some comments here pertinent and have been brought to their attention and have not been responded to. Number 2, I don't believe that it is wise for the plan to show items of improvement of the site indicating that the Town has agreed to make those improvements if there is an agreement in force there are comments by others, things that are going to have

to be put in within the road. Number 2 the refuse storage minor item also they are showing sewer line running through the property I believe we should get a commitment that an easement will be given to the Town so that is available should we need it for sewer service.

Mr. Miller: Which sewer line, the one servicing the building?

Mr. Babcock: Up in the corner the connection line running down through the southern corner.

Mr. Witfield: It is connecting to an existing manhole. It is 8 inch sanitary line near Temple Hill from the proposed road. This could be done by coming around the property.

Mr. Edsall: My concern here is if that is the route the Town is working towards we should get a commitment now or we should get something from the engineering department and the Town saying no that is not where we are going.

Mr. Witfield: I don't think they have addressed it at this point yet. There is also already sewer and water on the site we don't need this right now not connecting sewer and water here.

Mr. Mc Carville: I don't think we'd want to finish the lot off and have the Town come in and tear it up anyway.

Mr. Edsall: Well then I just would suggest that it not be shown on the plan rather than show something such as references by the Town of New Windsor or by improvement showing the line going through the property if it hasn't been agreed to. It shouldn't be on an improved plan.

Mr. Witfield: What is the disadvantage of showing it, it just adds extra information you wouldn't otherwise have.

Mr. Edsall: I don't think it is wise that the Planning Board of the Town of New Windsor approve a plan that indicates that New Windsor as a Town is going to make improvements that the Town hasn't committed itself to.

Mr. Mc Carville: Doesn't that take in part with the whole situation with the road?

Mr. Edsall: Yes it does if that agreement hasn't been completed we don't know who is going to approve it.

Mr. Babcock: We did need an easement in case the sewer line breaks so we can go in and fix it.

Mr. Scheible: Mark is looking for only the improvements on the parcel be shown not on the Town property or future.

Mr. Edsall: If there is future no reference to responsibility as to who is going to do it and secondly if we are going to show a line that the Town is going to use, the Tow should get an easement when we are approving the plan otherwise when?

Mr. Witfield: See, there is a note that says by Town of New Windsor that is what

you are objecting to?

Mr. Edsall: That one and the fact we don't have an easement to the sewer line.

Mr. Miller: You got it.

Mr. Edsall: Next item since we have, even though we have an existing cut you are showing a paved gutter going into the DOT right of ways they require DOT approvals similarly we should see the approval or you shouldn't show approval on DOT property.

Mr. Van Leeuwen: Do we have DOT approval?

Mr. Witfield: We can show you all our correspondence with the DOT I can't remember the guy's name he was into our office several times and with the final one his decision was he gave us information on what to come in on this or that, if this is approved we don't have to go to them for approval. We confirmed that this afternoon to make sure that is the status because John Miller wanted to know the site is ok as it is or do we have to submit further. If these connections are already made they are existing.

Mr. Van Leeuwen: We should have a letter in the file stating that DOT accepted that and we have no problem with it.

Mr. Edsall: Or don't show the improvements, take it to the edge of your property line and leave it. We have been told that DOT does not want this Board to approve any improvements in their right of ways unless we have correspondence from them.

Mr. Reyns: That is to be understood anyway.

Mr. Witfield: They have and should confirm what they told us in writing.

Mr. Scheible: We are going to hold off on site plan approval until these matters are resolved.

Mr. Edsall: Curb cuts existing but you might want to take the pipe and make it 20 feet shorter. We should get from the Bureau of Fire Prevention the fact that they reviewed the plan because we know it has changed since last September. They seemed to have increasing requirements on a sometimes monthly basis as they define what they need.

Mr. Witfield: I am just curious I keep hearing the new requirements there aren't any Town roads 24 feet.

Mr. Edsall: 34.

Mr. Witfield: There aren't any state roads 24 feet. We are all sensitive to fire safety.

Mr. Scheible: We have to live with their guidelines right now I am not going to start an argument between this Board and their Board.

Mr. Witfield: I don't want to do that either but you can see my point.

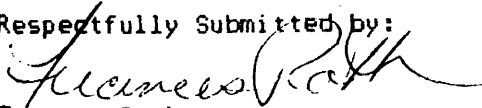
Mr. Mc Carville: I withdraw my motion.

Mr. Scheible: I might remind you whenever an application is being made we would much appreciate that you comply with the application and that is having things notarized.

Mr. Witfield: Ok.

Being that there was no further business to come before the Board, a motion was made to adjourn the July 8, 1987 meeting of the Town of New Windsor Planning Board by Mr. Van Leeuwen, seconded by Mr. Schiefer and approved by the Board.

Respectfully Submitted by:



Frances Roth
Stenographer



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~New Windsor Business Park Site Plan~~
PROJECT LOCATION: East Side of Temple Hill (Freedom) Road
NW #: 86-67
10 June 1987

1). The Applicant has submitted a Site Plan for review which includes the development of a one-story office building and associated site improvements. A previous version of the Site Development was reviewed at the 25 March 1987 Planning Board Meeting and this version was first reviewed at the 27 May 1987 Planning Board Meeting.

2). The Board should make it clear to the Applicant that the Site Plan is being reviewed for on-site information only; all information regarding construction of the new Town Road along the easterly side of the Site to be subject to the agreement being executed between the Owner and the Town of New Windsor. Water distribution, sanitary collection and stormwater facilities within this Town Road being subject to Town Engineering Review and the aforementioned agreement.

3). The Plan should clearly designate the property line along the easterly side of this site near the proposed Town Road.

4). The Plan should designate an enclosed area on the site for refuse storage.

5). Should the sanitary sewer main cross the site in the southern corner, as shown on the Plan, the Applicant should indicate that they intend to grant the Town of New Windsor an easement for same.

6). The Applicant should be advised that all work performed within the New York State Department of Transportation right-of-way for Temple Hill Road (Route 300) requires D.O.T. approval and a Highway Work Permit.

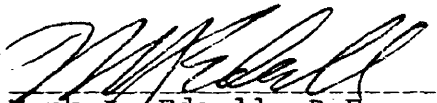
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: New Windsor Business Park Site Plan
PROJECT LOCATION: East Side of Temple Hill (Freedom) Road
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Page 2

7). Prior to Final Stamp and Signature, the Plans should clearly identify the Applicant's name and address and should bear the professional preparer's original signature and stamp.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmd

around the perimeter of the property will be a town road.

Mr. Youngblood: Correct.

Mr. Mc Carville: The road within the complex you are going to have people who are going to own their own town houses who is going to maintain the internal roads?

Mr. Waskew: There will be a condo established all private roads maintained by the condominium, the Town will have no responsibility except for police and fire. The road can be Town specs. I understand they are now 34 feet wide.

Mr. Van Leeuwen: We want all condominiums to be Town specs.

Mr. Waskew: Perhaps maybe the paving thicknesses are not Town specs.

Mr. Van Leeuwen: They are going to want them to Town specs.

Mr. Youngblood: We have proposed it.

Mr. Van Leeuwen: The last town house project that we approved by making them go town specs because the Town Fire Department wanted it to be that way.

Mr. Waskew: I made a phone call to Bobby Rogers they have a meeting for the 16th if I can get in touch and get together we will do whatever they need us to do.

Mr. Youngblood: We have shown fire lanes. I have spaced hydrants according to what is accepted we will do whatever they want.

Mr. Waskew: We will be in touch. Thank you.

NEW WINDSOR BUSINESS PARK SITE PLAN (86-67)

Mr. Don Witfield came before the Board with the maps of this proposal.

Mr. Witfield: This is the project which I brought before the Board briefly last time the drawing is the same but the bulk regulations have been added to it. The sign has been added. But it is a simple good looking office building on Temple Hill Road. It meets all regulations, hopefully it is a first of a series with which Mr. Miller wants to build. Again this is the road that ties into the back of the Town road and we are looking for approval so we can begin.

Mr. Mc Carville: What is the construction of the building?

Mr. Witfield: Steel frame 30 by 30 built up roof I have a drawing of it, of the exterior. It is a plaster finish.

Mr. Reyns: A question of our engineer on item 2 on his comments at what stage is that now that agreement?

Mr. Edsall: Following the previous meeting I believe I talked with Superintendent Petro and he indicated it was in the hands of the attorney. I talked to the Town attorney and it is there and it is being finalized that is

about all I can say as far as the nature of the agreement so I am not aware if it has been executed, maybe the gentleman I spoke with him today about it and I believe it is just a matter of it being finalized and agreed to and signed.

Mr. Reyns: We do have to have it finalized before we can do anything on the plan.

Mr. Scheible: Now it is a non existing road.

Mr. John Miller: The agreement is not signed it is somewhat being held up due to the referendum that is going forth plus presenting I am being told that if the police get their additional funding they need it will be signed the next day. There was 1 or 2 comments between the attorneys.

Mr. Van Leeuwen: You mean if they don't get Town Hall they won't do it?

Mr. Miller: From what I understand they just want to change the dates to give themselves more time. It is the Town's responsibility for the water and sewer in either case for the initial building I don't really see that the agreement effects my site plan. I am going to build that section of the road if you want to call it a road or at this time you can call it a private entry in and out of my own property.

Mr. Reyns: My question is this it is not that you are not going to build my question is if we have a site plan and we put a stamp of approval on it we have to have a line that is going to be there a boundary line and if this way what we are working on now with no agreement on the road you cannot put a boundary line on it with my understanding, right?

Mr. Witfield: Isn't that not part of the approved subdivision? We came in for a subdivision change then a lot line change and a dedicated strip and that is on that approved map so on an approved map this is shown and this lot line was changed from here to here that is on the approved subdivision.

Mr. Edsall: What I understand to be the propertyline on the site plan does not match what is shown on the subdivision plan. The propertyline that would be the bottom of what would be the new Town road which goes all the way to the left doesn't match what is shown on the subdivision.

Mr. Witfield: It should match exactly but that is something that can be cleaned up easily that is not a major item.

Mr. Van Leeuwen: We have a problem with approving curb cuts on a Town road that is not existing.

Mr. Miller: It is not a Town road. It is still my property.

Mr. Van Leeuwen: I don't think we should hold you up we can't approve the cuts.

Mr. Witfield: You could do it at this road being part of the development.

Mr. Van Leeuwen: Then I'd like to see proposed road and 25 feet of property not to be dedicated to the Town at a later date. If it is put proposed Town road and we get a letter from you stating that maybe he wouldn't want to put that as proposed Town road he would want to put Town property available for

Mr. Reyns: What happens when this goes to County?

Mr. Scheible: So each of the projects stems off of the proposed Town road going through there it is difficult for us to make any decision here.

Mr. Witfield: This project is not depending on the sewer and water. We can connect here so we can adjust that.

Mr. Miller: I don't want the road to be something. Is it possible that this section of the road that enters onto Temple Hill Road remove it from the plan for now and I will just pave this area for now so you can have this long motion around the property and leave the curb cut as entrance and exit which is already existing and as soon as the agreement is signed with the Town whoever is responsible either myself or the Town will get the curb cut and will do the work. This is strictly one story office building.

Mr. Van Leeuwen: How wide is the curb cut?

Mr. Scheible: No problem with that.

Mr. Mc Carville: I have no problem with that.

Mr. Scheible: It is a temporary situation.

Mr. Van Leeuwen: I have no problem

Mr. Ronen: We got a letter on another subdivision from Peter Garrison reciting municipal law and the decision we made at that time was that all approvals whether subdivision or site plan that border on a state or county highway or within five hundred feet of a town boundary need County Planning Board review.

Mr. Reyns: I think we should have the road running around and use the curb cuts.

Mr. Witfield: We can show this is a future and connect this show the property lines and send it that way it is not going to change. Just showing future. We can have a description why that is future.

Mr. Miller: I have to change the plan, get a copy and then you can get it to the county and the only other change you want is a flag pole that is the only other change. Is it possible to start doing some preliminary clearing on the property?

Mr. Van Leeuwen: I don't see any problem.

Mr. Scheible: I don't see any problem down the road.

Mr. Jones: "That the Planning Board of the Town of New Windsor give permission to New Windsor Business Park to begin preliminary clearing of the land regarding their site plan proposal on Temple Hill Road." Seconded by Mr. Mc Carville.

ROLL CALL:	MR. JONES	AYE
	MR. REYNS	AYE
	MR. SCHEIBLE	AYE



Louis Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BOARD D P & D Reference No. NYOT 9-87M
County I.D. No. 4 2 1 15

Applicant DANIEL RUBIN CO. - NEW WINDSOR BUSINESS PARK

Proposed Action: SITE PLAN OFFICE BLDG. - TEMPLE HILL RD.

State, County, Inter-Municipal Basis for 239 Review FRONTAGE / ACCESS NY 300

County Effects: SITE PLAN IS FOR OFFICE SPACE

APPLICATION IS FOR WAREHOUSE AND OFFICE SPACE

Related Reviews and Permits NY'S DEPT. OF TRANSPORTATION

County Action: ✓ Local Determination Approved Disapproved

Approved subject to the following modifications and/or conditions:

MAY 26, 1987
Date

☐ Postcard Returned
Date

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED vp
DATE 5-27-87

Peter Garrison
Commissioner

86-67

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Donald Moller LS for the building or subdivision of
New Windsor Business Park has been
reviewed by me and is approved ✓,
disapproved _____.

~~If disapproved, please list reason.~~

Please contact water dept. about
existing tap - service line.

HIGHWAY SUPERINTENDENT

Steve D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

86-67

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Witfield Arch Group for the building or subdivision of
New Windsor Business Park has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Sewer lines are Available

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon W. Mastenfe

SANITARY SUPERINTENDENT

May 18, 1987

DATE

86-67

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, ~~REVIEW~~ REVIEW FORM:

The maps and plans for the Site Approval New Windsor Business Pk
Subdivision _____ as submitted by
Wilford for the building or subdivision of
_____ has been
reviewed by me and is approved Yes,
disapproved _____.

If disapproved, please list reason.

Fred Lipp, Jr. (M)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE



TOWN OF NEW WINDSOR

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 23 September 1986.

SIGNED

CHAIRMAN

86-67

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Witfield Gravel for the building or subdivision of
New Windsor business Park has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

Water is available in more than one area -
Contact water dept.

HIGHWAY SUPERINTENDENT

Steve D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

~~Memorandum~~ 5/27/87
Mr. Donald Witfield came before the Board representing this proposal.

Mr. Witfield: This is a project you have seen before in preliminary stages we are here for final site plan approval. It is the one where the rear access from the Town Hall project comes out here. This is the first phase, Mr. Miller owns this property and the property on the other side this is the first phase which is 20,000 square foot one story office building this is going to be very clean simple modern building with a hallway through here with offices to be rented, either small or large depending on the need. Very clean simple building.

Mr. Van Leeuwen: One story or two.

Mr. Witfield: One story. The access will be from this which will be a dedicated road to the Town and again if you remember there is an agreement between the Town and the clients he will put in the road and drainage and the Town will put in the sewer and water. The access onto Temple Hill Road is one of the existing entrances already there from when it was a car lot. We meet all the zoning requirements this is the landscaping plan for it.

Mr. Scheible: You are here looking for final approval?

Mr. Witfield: We had preliminary before but this is final drawings.

Mr. Scheible: I have never seen this before.

Mr. Van Leeuwen: Mark have you seen this plan?

Mr. Edsall: I think what happened here this is the one that he was on the agenda I prepared the comments and you didn't make the meeting and this plan is significantly different than the one submitted for that meeting so this is totally new layout.

Mr. Witfield: That was an old plan we were on the agenda we haven't applied to be on the agenda.

Mr. Edsall: I have three different versions all in the same file.

Mr. Witfield: This was submitted two weeks ago this particular drawing to this Board for the first time.

Mr. Edsall: This is the first visit.

Mr. Mc Carville: What is the construction of the building?

Mr. Witfield: It is a steel frame building 30 by 30 the exterior material is going to be contemporary.

Mr. Van Leeuwen: It is not going to be the kind of building we got stuck with on 207.

Mr. Witfield: It is not a metal building at all.

Mr. Mc Carville: You have required parking the notes for that on here?

Mr. Witfield: It should be on the map.

Mr. Van Leeuwen: This is preliminary all we can do now is give it to the engineer and have him give us his comments.

Mr. Scheible: Is this phase 1?

Mr. Witfield: Yes.

Mr. Scheible: Your intentions are subdividing it off?

Mr. Witfield: It is the same owner so probably a phase development. There is not a proposed subdivision at this time.

Mr. Edsall: On the road Mr. Jones brought to my attention that he was concerned about bonding and such on the road I met with Supervisor Petro yesterday and he has informed me that the agreement for that road has not been executed meaning the developers agreement with the Town as to how it is going to be developed so that is still up in the air that is nothing is finalized.

Mr. Witfield: I think it has been settled between the two owners.

Mr. John Miller: The two lawyers are very close on this my lawyer and the Town's lawyer the agreement is in a written stage but just needs to be formally executed.

Mr. Witfield: Part of the problem was because of the Town's attorney he was backed up and they have been working out together to try and get it done because there was a backup on Tad's part.


Mr. Reyns: I think since we have this I'd like the engineer and building inspector to go over this and that gives us a chance to look over it for the next couple weeks and we can come up with some definite guidelines on this. Mr. Edsall are you going to take this into consideration.

Mr. Edsall: Yes.

Mr. Witfield: Thank you.

Being that there was no further business to come before the Board, a motion was made by Mr. Van Leeuwen to adjourn the May 27, 1987 meeting of the Town of New Windsor Zoning Board, seconded by Mr. Jones and approved by the Board.

Respectfully Submitted by:


Frances Roth
Stenographer

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

86-67
9/10/86
Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 116 _____

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project New Windsor Business Park
2. Name of Applicant Daniel Rubin Co. Phone 718 995-4577
Address 147-39 175th Street Jamaica New York 11434
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Birks Realty Inc. Phone _____
Address 55 Route 17 K Newburgh New York 11434
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person
Preparing Plan Donald Witfield Phone 914 561-3151
Address 35 Wisner Avenue Newburgh New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Unselected Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the East side of Temple Hill Road
1200 feet South
(Street) (direction)
of Union Avenue
(Street)
7. Acreage of Parcel 8.5 acres
8. Zoning District PI
9. Tax Map Designation: Section 4 Block 2 Lot(s) 15
10. This Application is for the use and Construction of Warehouse
and office space
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

_____ day of _____, 1985



(Applicant's Signature)

Notary Public

Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

Ronald K Barton being duly sworn, deposes and says
that he resides 231 Old mill Rd in the
(Owner's Address)

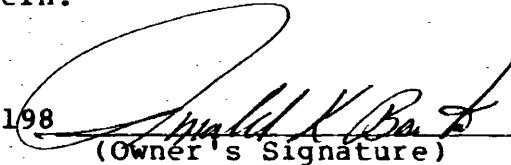
county of Orange and State of New York

and that he is (the Owner in fee) of (Pics of the 100 Bicks Realty Inc
(Official Title)

Corporation which is the Owner in fee) of the premises described in
the foregoing application and that he has authorized Daniel J Rubin Co
_____ to make the foregoing application for
special use approval as described herein.

Sworn before me this

_____ day of _____, 198



(Owner's Signature)

Notary Public

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? . . . Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . Yes X No
15. Is there public controversy concerning the project? Yes X No

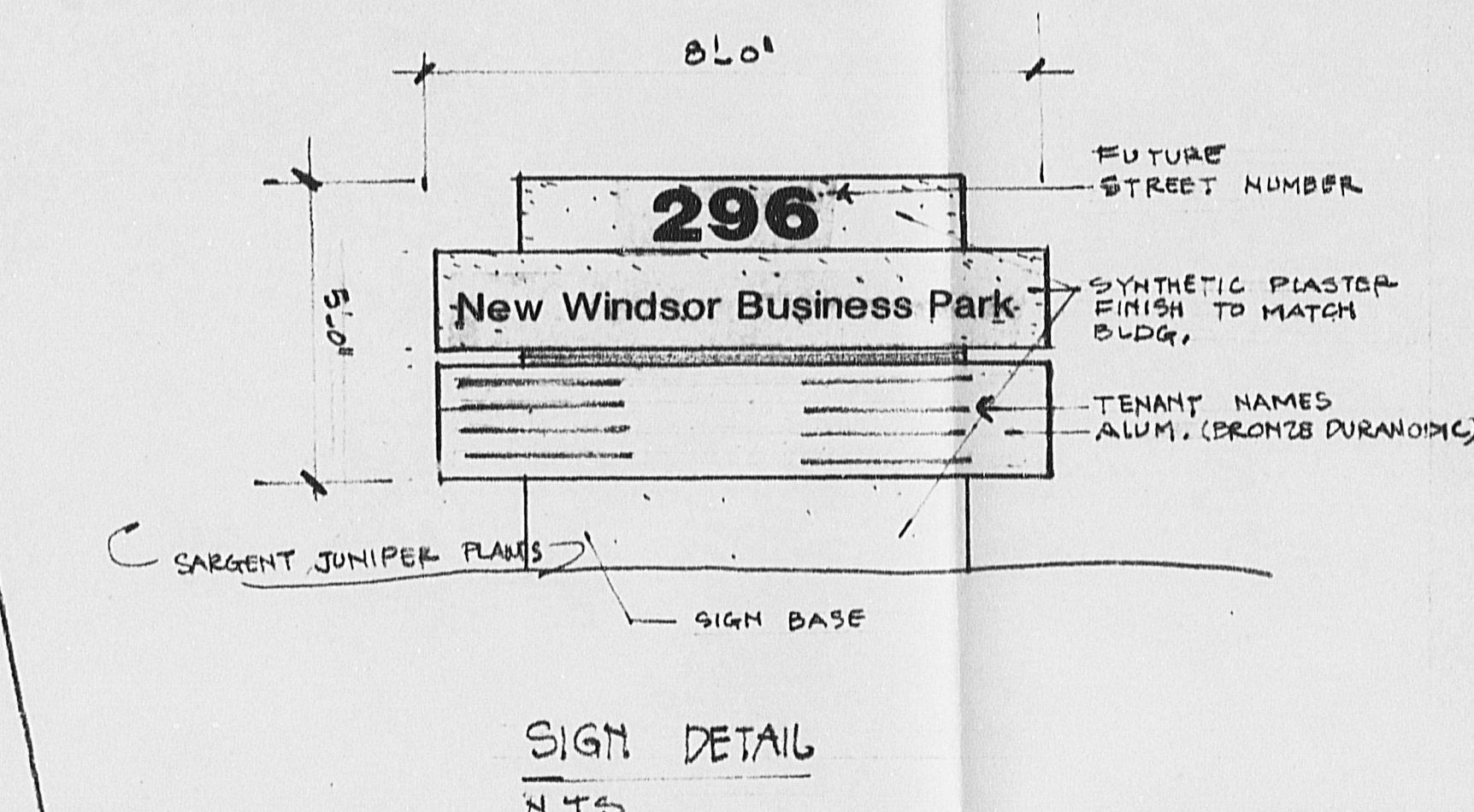
PREPARER'S SIGNATURE: _____ TITLE: _____

REPRESENTING: _____ DATE: _____

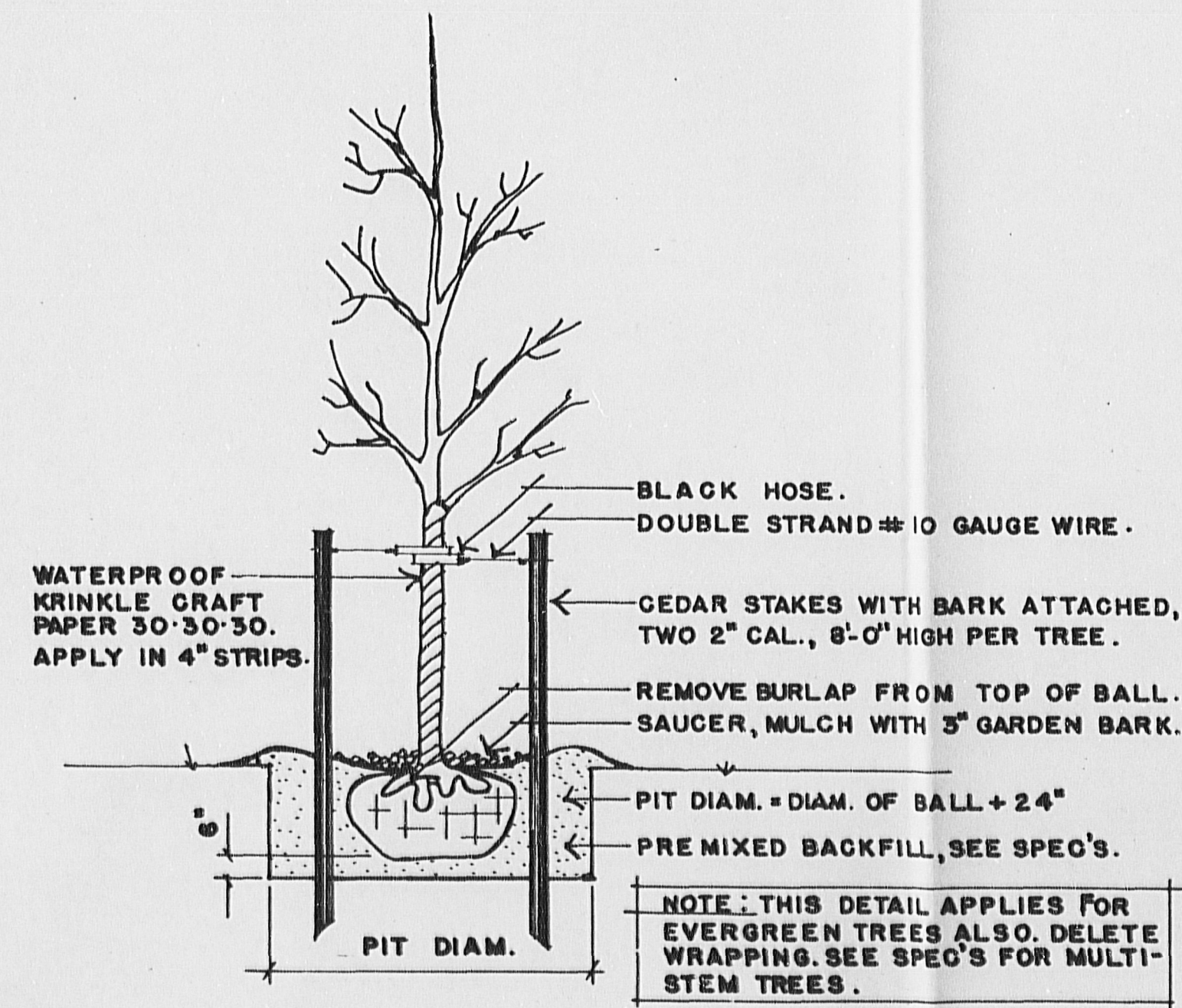
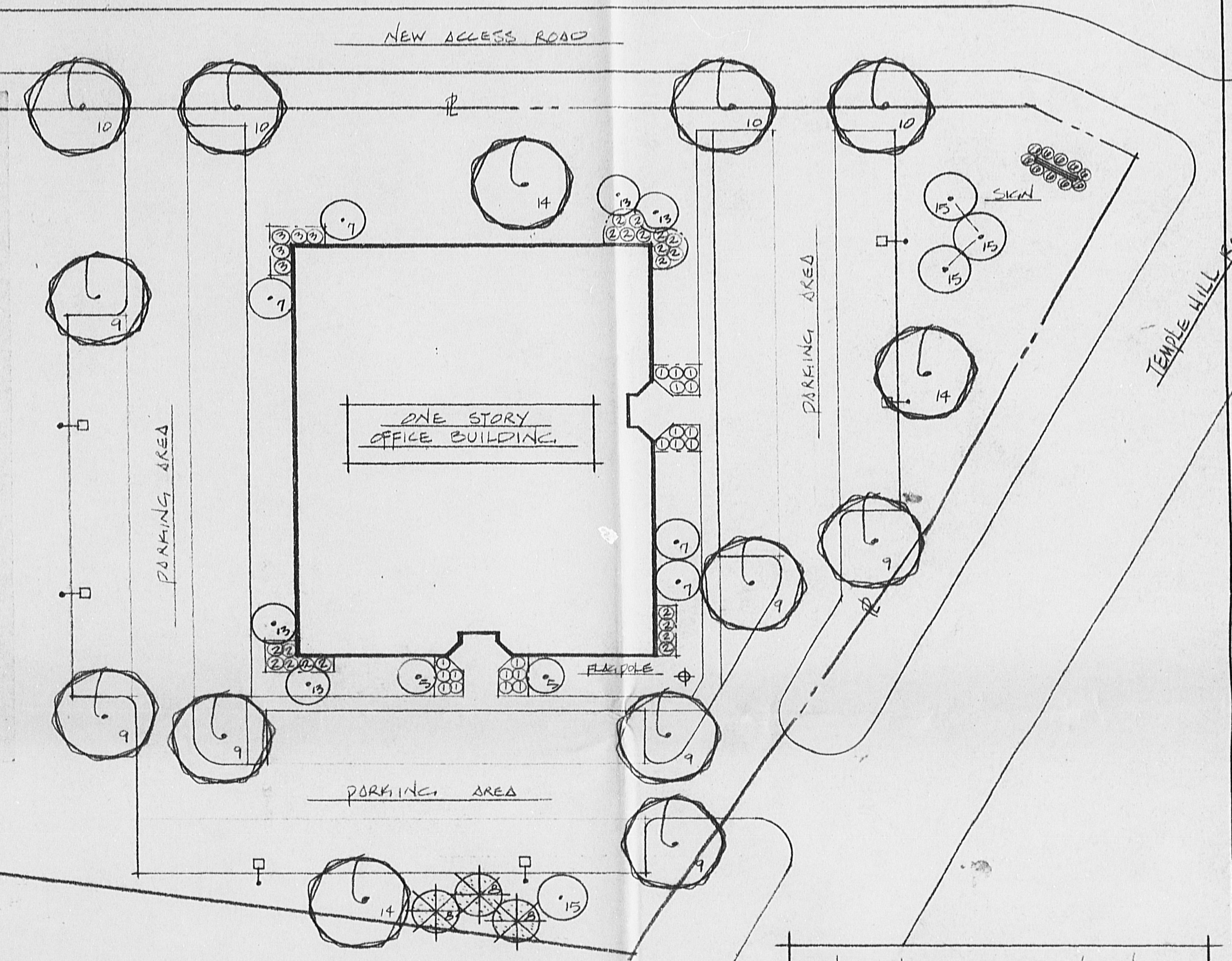
9/1/78

PROGRESS PRINT DATES

0
C1 A2
F3
S4 E5
SP7
M6
GROUP
INFO
OVERLAY
AUDIT
SCREEN
LAY NO.
MP



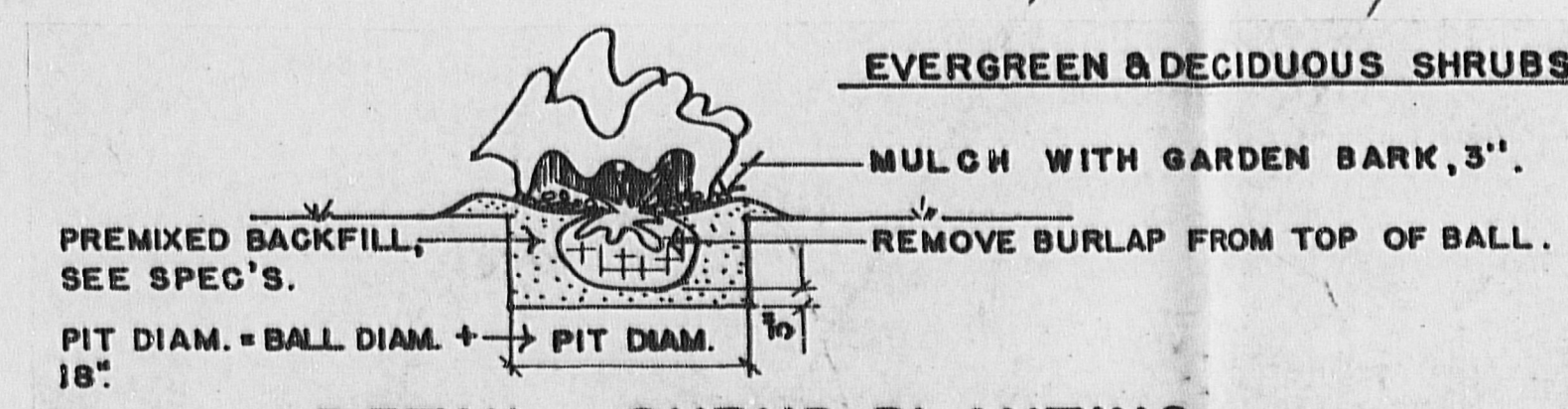
ZONING TABULATIONS	
ZONE: PI - PLANNED INDUSTRIAL	OFFICE BLDG (ITEM 14)
USE PERMITTED BY RIGHTS:	OFFICE BLDG.
PROPOSED USE:	
MINIMUM LOT AREA	40,000 SQ. FT.
ACTUAL LOT AREA:	219,542 SQ. FT.
MINIMUM LOT WIDTH	150 FT
ACTUAL LOT WIDTH:	338.33 SQ. FT.
REQUIRED FRONT YARD	50 FT.
PROPOSED	50 FT.
REQUIRED SIDE YARD	15/40 FT.
PROPOSED	50/145 FT
REQUIRED REAR YARD	20 FT
PROPOSED	500 FT
MAXIMUM BLDG. HT:	6"/12" OF SETBACK = 25 FT.
PROPOSED	12.83 FT
FLOOR AREA RATIO:	131,725 SQ. FT.
PROPOSED	18,544 SQ. FT.
REQUIRED PARKING SPACE:	15P/200 SQ. FT. = 93 SP.
PROPOSED	93 SP.
REQUIRED LOADING BERTHS	(2) LOADING BERTHS, 4000 SQ. FT.
PROPOSED	(2) LOADING BERTHS
PERMITTED ACCESSORY SIGNS	40 SQ. FT. (MAX.)
PROPOSED	40 SQ. FT.



DETAIL - TREE PLANTING

PLANT LIST				
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANT.
1	TOXUS CUSPIDATA DENS	DENSE JAP. YEW	2'-2 1/2'	20
2	JUNIPERUS CHIN. OBTUSANG	PFITZERS JUNIPER	2'-2 1/2'	20
3	VIBURNUM TOmentosum	DOUBLEDAY VIBURNUM	3'-4'	5
4	KALMIA LATIFOLIA	MOUNTAIN LOREL	2'-2 1/2'	0
5	EVONYMUS ALATUS COMPACTUS	DWARF BURNING. BUSH	4'-5'	2
6	JUNIPERUS CHIN. SARGENTI	SARGENT JUNIPER	2'-2 1/2'	10
7	MALUS FLORIBUNDA	JAPANESE CRABAPPLE	6'-7'	4
8	PINUS NERA	AUSTRIAN PINE	7'-8'	3
9	GLEDITSIA TRIA. INERMIS	SHADEMASTER LOCUST	2'-2 1/2' CAL	7
10	PLATANUS ACERIFOLIA	LONDON PLANE	2'-2 1/2' CAL	4
11	AXER SACCHARUM	SUGAR MAPLE	2'-2 1/2' CAL	0
12	TSUGA CANADENSIS	EASTERN HEMLOCK	4'-5'	0
13	BETULA ALBA	EUROPEAN WHITE BIRCH	2'-2 1/2' CAL	4
14	QUERCUS PALUSTRIS	PIN OAK	2'-2 1/2' CAL	3
15	MALUS HOPE	HOPES CRABAPPLE	6'-7'	4

NOTE:
ALL PLANTS BALL & BURLAP OR POTTED TO MEET CURRENT STANDARDS OF AMER. ASSOC. OF NURSERYMEN.



DETAIL - SHRUB PLANTING

APPLICANT:
NEW WINDSOR BUSINESS PARK ASSOCIATES
147-53 175th ST. JAMAICA, N.Y. 11434.

APPROVAL BOX

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEPT 15 1987

BY *Lawrence Jones*
LAWRENCE JONES
SECRETARY



DON MOLLER, LANDSCAPE ARCHT.
12 SYLVIA ST., NEWBURGH, N.Y.

WITFIELD ARCHITECTURAL GROUP

35 WISNER AVENUE, NEWBURGH, NEW YORK 12550
(914) 561-3151

DATE: 5/5/87
REVISIONS: 6/15/87
SCALE: 1"=30'-0"
DRAWN BY:
CKD BY:

NEW WINDSOR BUSINESS PARK

Office Building # 1

Temple Hill Road, New Windsor, New York

LANDSCAPE PLAN

C1:1

AUDIT
SCREEN
OVER
LAY N

JOB _____

OVERLAY
M5 _____

